



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 15, 2012
1209-DP-09 & 1209-SPP-04
Exhibit 1

Petition Number: 1209-DP-09 & 1209-SPP-04

Subject Site Address: 17830 Casey Road (Approx), Westfield, IN 46074

Petitioner: Erika Scott – Herman & Kittle Properties, Inc.

Representative: Edward Fleming – Weihe Engineering, Inc.

Request: Primary Plat and Development Plan review for 252 multiple-family units on approximately 18.4 acres in the Mixed Use District in the Springmill Trails PUD.

Current Zoning: Springmill Trails PUD District
Multi-Family Use in the Mixed Use District; Underlying Zoning is MF-2

Current Land Use: Vacant

Approximate Acreage: Approximately 18.4 acres

Zoning History: Springmill Trails PUD (Ord. 11-19)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Springmill Trails PUD Location
4. Petitioners Plans – Site Plans (DP and SPP)
5. Petitioners Plans – Landscaping Plan and Lighting Plan
6. Petitioners Plans – Architecture
7. WFD and WPWD – Site Access and Circulation Approval Letters

Staff Reviewer: Sarah Reed, AICP



Procedural

- Approval of a Primary Plat and a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
 - The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
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Project Overview

Project Location

The subject property is approximately 18.4 acres in size and is located on the west side of Casey Road, south of 186th Street and north of SR 32 (the "Property"). The Property is bound by Casey Road to the east, and agricultural property (Zoned PUD) to the north, west, and south.

Project Description

The proposed development plan is for two hundred fifty-two (252) multiple-family residential units within the Mixed Use District of the existing Springmill Trails PUD (the "Project"). This is the first multiple-family Development Plan for the Springmill Trails PUD.



Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location– COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date – COMPLIANT
 - Land use adjacent to proposed subdivision and owners names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner – COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
 - Easements - locations, widths and purposes – COMPLIANT
 - Statement concerning the location and approximate size or capacity of utilities to be installed – COMPLIANT
 - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – Not Applicable
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines – COMPLIANT
 - Legend and notes– COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – COMPLIANT
 - Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – COMPLIANT



- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

Zoning District Standards: Springmill Trails PUD Standards (Ord. 11-19)

Section 4.5 Standards for Multi-Family Uses in the Mixed Use District:

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area) - COMPLIANT
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units - COMPLIANT
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate. – COMPLIANT
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet - COMPLIANT
- E. A minimum setback of 10' shall be required from internal driveways/parking areas. – COMPLIANT
- F. Maximum building height: Fifty (50) feet - COMPLIANT
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate. - Not Applicable
- H. Minimum Distance between Structures: twenty (20) feet - COMPLIANT
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD. - COMPLIANT
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings. – COMPLIANT



- J. Building Materials:
 - 1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof. - COMPLIANT
 - 2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof. - COMPLIANT
- K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District.
 - a. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles. - COMPLIANT
 - b. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments. – Not Applicable
 - c. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured. - COMPLIANT
 - d. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials. - COMPLIANT
 - e. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels. - COMPLIANT
 - f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents. – Not Applicable
- L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.
 - 1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line. - COMPLIANT
 - 2. 2 Straight/unbroken, front elevations shall be limited to 100 feet in length. - COMPLIANT
- M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity). – COMPLIANT (Bark Park, Garden Area, Pool, Clubhouse, Playground, Outdoor Pavilion)
 - 151-300 units in the development require a minimum of 4 amenities



- N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts. - COMPLIANT
1. A minimum of 20 percent green space shall be provided. - COMPLIANT
 2. Picnic/barbecue area: A picnic/barbecue area shall include at least one barbecue grill and one (1) picnic table, per fifty (50) dwelling units. - Not Applicable to the Petition
 3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. - COMPLIANT
 4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. - Not Applicable

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served. - COMPLIANT
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings. - Not Applicable to the Petition
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings. - Not Applicable to the Petition
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings. - COMPLIANT
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses. - Not Applicable to the Petition
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles. - COMPLIANT



Section 8.2: On-Site and Street Frontage Landscaping Requirements

Multi-Family Residential Development:

- Shade Trees: 1 per dwelling unit = 252 – COMPLIANT
- Ornamental or Evergreen Trees: 1 per dwelling unit = 252 – COMPLIANT
- Shrubs: 4 per dwelling unit = 1,008 – COMPLIANT

Section 8.3: Buffer Yard Requirements

Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width. - COMPLIANT

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations. – Not Applicable
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards. - COMPLIANT
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way. - COMPLIANT
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts. – Not Applicable
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway. – Not Applicable
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center) - COMPLIANT
 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets. - COMPLIANT



Section 8.4. Parking Area Landscaping

- A. Parking Lot Islands:
 - 1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length. – COMPLIANT
 - 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements. – COMPLIANT
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping. – Not Applicable

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings. – COMPLIANT
- B. One (1) evergreen tree shall equal three (3) evergreen shrubs. – Not Applicable



Subdivision Control Ordinance – See “Primary Plat Review”

Development Plan Review (WC 16.04.165)

2. Any Multi-Family District (MF-1, MF-2)

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - COMPLIANT
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – COMPLIANT.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – See Section 8.2
- c. Green Space Areas – See Section – 4.5 (N. Amenities)
- d. Lighting – See WC 16.07 et seq. - COMPLIANT
- e. Signs – See WC 16.08 et seq. - Not Applicable to the Petition
- f. Building Materials. – See “Springmill Trails PUD Standards”



5. Comprehensive Plan Compliance

When the Springmill Trails PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near SR 32 is identified as Regional Commercial on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Springmill Trails PUD identifies that same area as a Market Center, Commercial, and Mixed Use development.

- 6. Street and Highway Access - COMPLIANT
- 7. Street and Highway Capacity - COMPLIANT
- 8. Utility Capacity - COMPLIANT
- 9. Traffic Circulation Compatibility - COMPLIANT

WC 16.04.120 Off-Street Loading and Parking –

- 2 Parking Spaces per Unit = 504 - COMPLIANT



WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements –

B. Road Frontage Standards

- a. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01. - COMPLIANT
- b. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01. - Not Applicable to the Petition
- c. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. – COMPLIANT
- d. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements. - Not Applicable to the Petition



Public Policies

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Development Plan Review (WC 16.04.165)”.

Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the adjacent segment of Casey Road as a Local Street.

Water & Sewer System-Aug 2005

The Property is not currently served by water and sewer lines. However, a sewer line is located north of the property adjacent to previously approved development within the Springmill Trails PUD. The nearest water line is just west of the intersection of SR 32 and Springmill Road.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Staff Recommendation

The submitted plans for 1209-DP-09 & 1209-SPP-04 are fully compliant with the Springmill Trails PUD and with the Westfield-Washington Township Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department, the Hamilton County Surveyor’s Office and the Hamilton County Highway Department prior to the issuance of a building permit.